

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8983 Triangle Associates, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- January 12, 1967

ORDERED:

That the appeal for permission to continue parking lot for 5 years at 1117-1121 - 22nd Street and 1110-1126 New Hampshire Avenue, NW., lots 11,19,21,23,26-28 inclusive, 31,32,801-805 inclusive, square 71, be partially granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's lots are located in an R-5-D District.
- (2) The subject property was inspected by the Board on November 14, 1966 and found to be paved. There was litter and trash around the lot with cars parked in the public space. In addition, there was no coping to protect the public space and no landscaping.
- (3) The lot at the tip of the triangular shaped area is improved with a three story brick dwelling which is apparently occupied.
- (4) In Appeal No. 8473 the Board granted permission to establish this parking lot for a period of one year by Order dated November 24, 1965.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The subject appeal is granted for a period of thirty (30) days from the date of mailing this Order. During the thirty day period, appellant must clean the lot and remove any debris, erect an eight (8) inch coping along the driveway to the lot in order to protect the public space, and all parts of the lot to either be paved with an all-weather impervious surface or landscaped. After these things have been done, photographs of the lots are to be submitted to the Board. Continued use of the lots is conditioned upon appellants compliance with the terms of this Order.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8983 Triangle Associates, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on February 15, 1967.

EFFECTIVE DATE OF ORDER -- May 12, 1967

ORDERED:

That the appeal for permission to continue parking lot for 5 years at 1117-1121 - 22nd Street and 1110-1126 New Hampshire Avenue, NW., lots 11,19,21,23,26-28 inclusive, 31,32,801-805 inclusive, square 71, be conditionally granted.

FINDINGS OF FACT:

(1) On January 12, 1967 the Board issued an Order authorizing the use of the subject property as a parking lot for a period of thirty (30) days during which time appellant was to clean the lot and remove any debris, erect an eight (8) inch coping along the driveway to the lot in order to protect the public space and pave or landscape all parts of the lot.

(2) By letter dated February 13, 1967 appellant indicating that the provisions of the Board's Order had been carried out. Photographs were submitted to show the improvements (Exhibit Nos. 10,10a and 10b).

(3) The Board was also advised that the coping and landscaping had been disrupted and removed by the Washington Gas Light Company while working on underground pipes in the area.

(4) The facts found in the Order of January 12, 1967 are incorporated into and made a part of this Order.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 5 years, buty shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.